



April 29, 2023

Commutator Foundry LLC
123 First Street North
Minneapolis, MN 55401

Letter of Support: Certificate of Appropriateness - Commutator Foundry LLC

On April 19, 2023, Andrew Commers, Commutator Foundry LLC, and Kimberly Sandbulte, New History, appeared before the Planning and Zoning Committee of the North Loop Neighborhood Association to request its support for three proposed changes to the Commutator Foundry project (117 – 125 First Street North). The project, which includes rehabilitating two existing buildings and constructing a new one, was previously supported by the Planning and Zoning Committee and approved by the Heritage Preservation Commission in 2017 and 2019.

The design changes currently proposed would (1) rebuild the original entry to the Commutator Building on First Street North; (2) remove the roof of the Blacksmith Building (also on First Street North) and add openings in its exterior walls to connect the building to the new construction, and (3) create an entrance off Second Avenue North to the hotel currently under construction. (Ms. Sandbulte discussed project plans to add the hotel entry off Second Avenue North with the Planning and Zoning Committee on March 22, 2023, and the committee subsequently issued a letter of support with no contingencies to that effect.)

Overall, committee members were pleased to learn that the proposed changes, to the extent possible, reflect many building features existing in the 1980s. In addition, replacing the roof of the Blacksmith Building addresses structural and safety issues related to the City's building and fire codes – of utmost importance to committee members.

On April 19, 2023, the Planning and Zoning Committee passed a Motion of Support with no contingencies for issuance of a Certificate of Appropriateness to (1) rebuild the original entry to the Commutator Building; (2) replace the roof of the Blacksmith Building and add exterior wall openings to the new construction; and (3) create a separate

entrance to the hotel off Second Avenue North. On April 26, 2023, the North Loop Neighborhood Association ratified the Planning and Zoning Committee's deliberation.

Sincerely,

North Loop Neighborhood Association

A handwritten signature in black ink, appearing to read "Blake Peterson", written in a cursive style.

Blake Peterson, Co-Chair
Planning and Zoning Committee
North Loop Neighborhood Association